



COUNTY OF PLACER
WEST PLACER MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010

REGULAR MEETING AGENDA

Wednesday, July 11, 2018 6:30 PM

Creekview Ranch School, (Library building) 8779 Cook Riolo Road, Roseville

- 1. Call to Order & Pledge of Allegiance**
- 2. Welcome, Roll Call of MAC Members & Introductions as necessary:** Chair John Hottel, Vice-Chair Walt Wylie, Alicia Butler, Darryl Osborne and Carolyn Riolo
- 3. Approval of May 9, 2018 Minutes and July 11, 2018 Agenda**
- 4. Public Comment:** Let us hear from you! Do you wish to share something that's NOT already on this agenda? We welcome your input at this time and kindly ask that you keep your comments to 3 minutes or less (or as determined by the chairman).
- 5. Reports:**
 - A. Local Government:** Placer County Supervisor Jack Duran
 - B. Public Safety:** CAL FIRE, CHP, Placer County Sheriff's Office
- 6. Informational Items:**
 - A. Regional Bikeway Master Plan Update:**

The Department of Public Works and Facilities and the Placer County Transportation Planning Agency (PCTPA) are partnering to update the Placer County Regional Bikeway Plan. The Plan identifies the future bikeway improvements proposed in the unincorporated areas of Placer County and integrates bikeway planning efforts of the six incorporated cities to create a regional bikeway system. Staff will present an overview of the recommended bikeway network for your information and feedback.
Presenter: Amber Conboy, Department of Public Works and Facilities
 - B. Tiny House Zoning Text Amendment:** Staff will provide an overview of a proposed Zoning Text Amendment updating the County Zoning Ordinance to allow a tiny home on wheels as a primary or secondary dwelling unit in zone districts where primary and secondary dwellings are currently permitted. In order to expand the types and affordability of housing options, a tiny house on wheels would be defined as a separate, independent living quarters that is less than 400 square feet, includes basic functional areas that support normal daily routine, such as bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles.
Presenter: Angel Green, Planning Services Division
 - C. Placer Vineyards Specific Plan, Property 1A Specific Plan Amendment (PLN18-00071).** The applicant (Placer 400 investors, LLC) is requesting an amendment to the Placer Vineyards Specific Plan to change the 8-acre Religious Facility (REL) land use designation on Property 1A to High

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



Density Residential (HDR) and add 168 HDR units to the Specific Plan. There is also a request to change the future East Town Center Drive/9th Street intersection from a roundabout to an all-way stop controlled intersection and relocate the future Class I Bike Path from the eastern edge to the Specific Plan Area which originally followed the old Walerga Road alignment, 2,000 feet west to future 9th Street.

Presenter: Mike Smith, MacKay & Soms Civil Engineers, Inc. Staff: Nick Trifiro, Planning Services Division

- D. Placer Vineyards Specific Plan, Property 1A Small Lot Vesting Tentative Subdivision Map including Density Bonus (PLN17-00071)** is located in the eastern portion of the PVSP area on APN 023-200-005, 023-221-002, 023-221-057 and 023-221-058. The proposed small lot tentative subdivision map will divide the 399.7 acre site into an active-adult residential community including 4 Private Parks (16.4 acres), 1 Recreation Center (6.9 acres), 93.7 acres of Open Space and 1 High Density Residential Site (8.9 acres). The residential units will include 1,117 Low Density Residential lots and 1 High Density Residential lot (168 units on 8.9 acres). As part of the Small Lot Vesting Tentative Subdivision Map, the applicant is requesting a 20 percent residential Density Bonus to add 186 senior citizens' housing units, per Section 17.54.124 (Residential Density Bonuses and Incentives) of the Placer county Zoning Ordinance, Infrastructure such as road, utility, grading and drainage improvements will also be developed.

Presenter: Mike Smith, MacKay & Soms Civil Engineers, Inc. Staff: Nick Trifiro, Planning Services Division

7. Action Item:

- A. Dry Creek/West Placer Community Plan Land Use Diagram Amendment:** County staff will request the MAC take action to provide a recommendation on the proposed amendment to the Dry Creek/West Placer Community Plan Land Use Diagram to include the Placer Vineyards Specific Plan and the Riolo Vineyards specific Plan. In addition, the Placer Vineyards Specific Plan policy document and Development Standards, as adopted in 2015, determines the land uses and development standards within the Placer Vineyards Specific Plan Area. Therefore, Exhibit 1 of Resolution No. 94-238 is being superseded and replaced to simply refer to the Placer Vineyards Specific Plan. This amendment is consistent with the prior actions of the Board to adopt the Placer Vineyards Specific Plan and the Riolo Vineyards Specific Plan and intended to capture those prior actions.

Presenter: Jennifer Byous, Planning Services Division

8. Adjournment to next regular meeting on September 12, 2018